

## Creech-Gail

---

**From:** Santamaria-Mayte  
**Sent:** Sunday, July 19, 2015 1:44 PM  
**To:** Creech-Gail; Coyle-Matt; Williams-Steve  
**Subject:** FW: Upper Sugarloaf Comm Tower - 830 Crane Blvd. Sugarloaf Key (Major Conditional Use Appl File @2015-085)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Include in the file and post on the agenda as: Public Comments

---

**From:** [stingwraykw@gmail.com](mailto:stingwraykw@gmail.com) [<mailto:stingwraykw@gmail.com>]  
**Sent:** Sunday, July 19, 2015 12:53 PM  
**To:** Santamaria-Mayte  
**Cc:** Creech-Gail  
**Subject:** Upper Sugarloaf Comm Tower - 830 Crane Blvd. Sugarloaf Key (Major Conditional Use Appl File @2015-085)

July 17, 2015

Dear DRC,

Thank you for intervening and lending an ear to our plight.

As dictated by the guidelines of Sec. 110-67, #'s 2, 3, & 4, we the residents of Upper Sugarloaf object to the proposed radio tower in that it will loom over our rural neighborhood, lower property values and with all due respect – there are no design elements that can mask a 199' tower.

One other issue at hand: the Livable Communikeys Plan established in 2012, created by the citizens of the Lower Keys in collaboration with the Monroe County Growth Management Division. This plan states that 'We protect, preserve, and enjoy our natural environment, low density, wildlife and open space ...' This plan was enacted to preserve our quality of not only life, but our surrounding environment.

Please take into consideration that there are already four towers in the area that could be used by our new neighbor, none of which I might add tower over our domain.

Thank you for your consideration,

Karen Wray

1067 Loggerhead Lane

Sugarloaf Key, FL 33042

## Creech-Gail

---

**From:** Santamaria-Mayte  
**Sent:** Sunday, July 19, 2015 12:28 PM  
**To:** Creech-Gail; Coyle-Matt; Williams-Steve  
**Subject:** FW: Major Coditional Use 830 Crane Blvd Sugarloaf key Communication Tower

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Include in the file and post on the agenda as: Public Comments

**From:** rwg [<mailto:rwg1163@gmail.com>]  
**Sent:** Saturday, July 18, 2015 1:26 PM  
**To:** Santamaria-Mayte  
**Subject:** Major Coditional Use 830 Crane Blvd Sugarloaf key Communication Tower

Please be advised of my complete and total opposition of this application. Having been a member for apprx. 10 yrs. until 2003 as a New Jersey Planning Official, serving as both Vice Chairman and township committee representative to the planning board of Bedminster, NJ. This site is totally out of character with the adjacent residential zones. The applicant states their is no other sites available, while he may not own any alternate sites other sites in a more suitable area away from the residential zones are viable. Your charge it to protect the residential component from commercial intrusion if possible, not to guarantee the success of a commercial endeavor. This site plan would never have passed muster in my planning board,I hope it does not yours. Unfortunately I am recovering from back surgery and cannot attend the planning board meetings but be assured I will be kept abreast of the proceedings. I am well aware of the telecommunications act and helped write the ordinance for Bedminster NJ to control the proliferation of cell and communication towers. Please feel free to read Bedminster, NJ 07921 ordinance concerning telecommunication towers and how we addressed the communities needs vs private commercial for profit applications.

Thanking you in advance for your cooperation in this mater.

Sincerely,  
Raymond W. Genero  
1163 Hawksbill Lane  
Sugarloaf, Fl 33042  
646 275 7680



## Creech-Gail

---

**From:** Santamaria-Mayte  
**Sent:** Sunday, July 19, 2015 12:28 PM  
**To:** Creech-Gail; Coyle-Matt; Williams-Steve  
**Subject:** FW: Upper Sugarloaf Communications Tower -- 830 Crane Blvd., Sugarloaf Key (Major Conditional Use Application File # 2015-085)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Include in the file and post on the agenda as: Public Comments

-----Original Message-----

**From:** [ssosinski@mchsi.com](mailto:ssosinski@mchsi.com) [<mailto:ssosinski@mchsi.com>]  
**Sent:** Saturday, July 18, 2015 6:28 PM  
**To:** Santamaria-Mayte  
**Subject:** Upper Sugarloaf Communications Tower -- 830 Crane Blvd., Sugarloaf Key (Major Conditional Use Application File # 2015-085)

I am writing to strenuously object to the passage of the above named application for a tower on Crane Blvd. The proposed tower violates the first four standards applicable to all conditional uses outlined in Section 110-67 of the Planning Commission's guidelines:

1. The proposed tower is not consistent with the purposes, goals, objectives and standards of the zoning plan.
2. The tower is not consistent with the community character of the immediate vicinity of the proposed location for the tower.
3. The tower will have adverse effects, particularly visual, on adjacent and other nearby properties now strictly zoned for residential development.
4. The tower will have an adverse effect on the value of surrounding property.

The proposed site for this tower is adjacent to a small area currently zoned for mixed-commercial and mixed-commercial, fishing. The tower does not meet guidelines for either of those two usages. The tower would, in fact, create a small area of industrial zoning smack in the middle of what has always been a residential community. If a warehouse or factory visually can meet the criteria for industrial-zone status, should an ugly structure visible for many thousands of yards be considered anything less?

In addition, the tower proposal strongly violates the guidelines of the Lower Keys (MM 14.2-29.0) Livable Communikeys Plan, adopted through the cooperative efforts of area residents and county government in 2012. Rather than "preserve the environment and our quality of life" and "encourage commercial revitalization along the U.S. 1 corridor," the proposal would do just the opposite.

We built our home here in 1989. The area was -- and continues to be -- a wonderful place to live, raise a family and retire gracefully. Don't let this ill-conceived tower change that picture.

Stephan J. Sosinski  
873 Hawksbill Lane, Upper Sugarloaf  
252.426.3553

## Creech-Gail

---

**From:** Coyle-Matt  
**Sent:** Monday, July 20, 2015 8:29 AM  
**To:** Creech-Gail  
**Cc:** Santamaria-Mayte  
**Subject:** FW: Upper Sugarloaf communications tower - 830 Crane Blvd, Major conditional use permit Application File # 2015-085  
**Attachments:** towercomplaint letter.rtf  
  
**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Gail,

Please add to file.

Thanks,  
Matt

**From:** Jan Bergh [<mailto:obergh@gmail.com>]  
**Sent:** Sunday, July 19, 2015 9:00 PM  
**To:** Coyle-Matt  
**Subject:** Upper Sugarloaf communications tower - 830 Crane Blvd, Major conditional use permit Application File # 2015-085

Dear Matt Coyle,

Please read and submit the attached letter to the Development Review Committee hearing on July 28.

Thanks,

Jan O. Bergh  
1007 Loggerhead Lane, Sugarloaf Key, FL



Monroe County Board of Commissioners/  
Planning and Environmental Resources Department/  
Development Review Committee

Reference: Application File #2015-085

I am writing this letter to register my complaints against the proposed construction of a 199 ft communications tower to be located at 830 Crane Blvd, Upper Sugarloaf Key. It has recently come to my attention that Florida Keys Media, LLC, owned by Robert H. Holladay has purchased the above property with the intention of locating the central control offices and studios for the seven radio stations acquired by him, and that the proposed radio tower will be used to link to these radio stations located throughout Monroe County. It is also understood that this tower will be capable of and used for backup transmission of those stations' FM radio signals.

I must strenuously object to the authorization of this Major Conditional Use Permit for several reasons:

- 1) Visual pollution: The most immediate and irritating impact of the appearance of this proposed monopole cell tower would be the manner in which it would change the view of the sky forever. My family moved to Upper Sugarloaf from Key West 14 years ago seeking a quieter rural ambiance more in tune with nature. The intrusion of this tower on the landscape would be a blighted eyesore to be endured every time we drive by it to get to our home; every time we look at the stars at night; every time we look at a flock of ibis landing in the nearby fresh water slough.
- 2) Environmental impact: The Florida Keys are on the main flyway for migrating birds of hundreds of different species that, Spring and Fall, pass overhead or land, seeking replenishment in the nearby hammocks. Night and day thousands of these birds must navigate the skies of our islands on their journeys, and will now be exposed to a 199 ft high unlighted monopole tower?
- 3) Property value reduction: The proposed location of this tower is in the middle of over 250 family properties. I am sure that when these families moved into this neighborhood, that they did not bargain for a radio station to begin operating in their midst. The zoning classification for this tower is Suburban Commercial as is the adjacent lot. These are the only 2 lots in the neighborhood with this classification, surrounded by IS-zoned family properties. These 2 SC lots were previously used for construction companies and equipment and boat storage businesses; which are within the intent and scope of SC designation. Mr. Holladay's seeking of a Major Conditional Use exemption for his radio station goes far beyond the intent and scope of that designation. The construction of this radio tower will adversely affect all property values of nearby homeowners. This reduction in value has been substantiated by studies of similar occurrences that show decreases of from 5% to 30%. Mr. Holladay is not a resident of the area, and probably has no intention of becoming one. I suspect that when he bought his chain of radio stations, the last thing he would be concerned with was how the construction of his 199 ft radio tower would affect the home values of his new "neighbors".
- 4) RF radiation effects: The proposed monopole is intended for microwave communication links to the Florida Keys Media, LLC radio stations and also has the capability to assume transmitting as a backup for those stations. The legal power limit for FM radio stations is 100,000 watts radiated RF energy. I do not know what those

capabilities will be, as proposed; but I assure you that I do not want to live anywhere in the vicinity of that kind of potential radiation. There already exist 3 other 200 ft plus towers on Upper Sugarloaf Key, none of which are located near residential areas (as they should be.) It was my understanding that an alternative option for Florida Keys Media, LLC to communicate with its remote sites was via cable or fiber to one of these other pre-existing radio towers. I would strongly recommend that they endeavor to take that option rather than burden our community with yet another unnecessary radio tower.

- 5) Aircraft operational safety: The proposed height of this unlighted radio tower would be a navigational hazard for any aircraft using that airspace. There is an airfield on Lower Sugarloaf Key located 2 miles distant that would have to be informed of this structure. The property directly to the north of 830 Crane Blvd has had repeated and ongoing landings of private helicopters. The Mosquito Control District planes and helicopters regularly fly spraying mission transects over that area, servicing the local community. Construction of a tower in this mostly residential environment would disrupt those spray applications and lead to a deterioration of the quality of life of those residents

In summation, this 199 ft monopole radio tower is unnecessary and a bad idea that will forever change the face of our neighborhood. I strongly urge the County Commission and the Planning and Environmental Resources Department to deny this request for a Major Conditional Use permit.

Very sincerely,

Jan Otto Bergh  
1007 Loggerhead Lane  
Sugarloaf Key, FL 33042

18 July 2015



## Creech-Gail

---

**From:** Santamaria-Mayte  
**Sent:** Monday, July 20, 2015 1:04 PM  
**To:** Creech-Gail; Coyle-Matt; Williams-Steve  
**Subject:** FW: Communication Tower on Crane Blvd

**From:** Keywestclaudia [<mailto:keywestclaudia@aol.com>]  
**Sent:** Monday, July 20, 2015 12:44 PM  
**To:** Santamaria-Mayte  
**Subject:** Communication Tower on Crane Blvd

to whom this may concern  
we, the owners of 689 and 687 Crane Blvd strongly oppose the permitting and building of the proposed communication tower at 830 Crane Blvd.  
our little community is residential and rural.  
the adverse effects of the tower are many.  
it will be in direct view of our property and distract from the peaceful, natural ambiance we are enjoying now .  
we chose our property for this reason when we bought it in 1993.  
not only the astetic value and quality of life value of our property will be affected but we will also take a financial loss.  
according information we sought from realtors properties in the vicinity of such a tower loose substancially in value.  
We strongly request this tower this tower not to be permitted.  
Sincerely,  
hans Zimpel

Sent from AOL Mobile Mail  
Get the new AOL app: [mail.mobile.aol.com](http://mail.mobile.aol.com)



## Creech-Gail

---

**From:** Santamaria-Mayte  
**Sent:** Monday, July 20, 2015 4:56 PM  
**To:** Creech-Gail; Coyle-Matt; Williams-Steve  
**Subject:** FW: Upper Sugarloaf Communications Tower - 830 Crane Blvd, Sugarloaf Key (Major Conditional Use Application File #2015-085)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

---

**From:** Midge Jolly @ Earth & Sea Farm [mailto:earthandsea@earthlink.net]  
**Sent:** Monday, July 20, 2015 4:52 PM  
**To:** Santamaria-Mayte; Creech-Gail  
**Subject:** Upper Sugarloaf Communications Tower - 830 Crane Blvd, Sugarloaf Key (Major Conditional Use Application File #2015-085)

To Whom it May Concern:

Thank You for the opportunity to be heard in this matter. We request that this letter and full contents of any referenced materials be attached to any future packages prepared in regard to referenced Major Conditional Use Application File #2015-085. As residents of Upper Sugarloaf Key since 1977, (Indian Mounds [77-89], North Sugarloaf Acres [89-present]) and former owner of suburban commercial property at 936 Crane Blvd., we take strong objection to the application for erection of a(NOTHER) communications tower on Upper Sugarloaf Key.

We currently live at the terminal end of Mad Bob Road. Even though the property address on this application is 830 Crane Blvd, the property spans Crane Blvd to Mad Bob Rd. As a former owner of 936 Crane Blvd, the adjacent neighbor of this property and former licensed landscape contractors (35 years in the lower keys), we are well aware of the property configurations and how unlikely it will be to cloak the appearance or otherwise mitigate, with plantings, the impact of this tower as has been suggested by the owners.

The height of surrounding tree canopy is 30 feet and the proposed tower is just under 200 feet. This is an eyesore with no possibility of relief or fitting in with the neighborhood. Please do not approve this application.

Such an intrusive tower is inconsistent with the nature of our community, adjacent to the wildlife refuge and large areas of NA zoning. There are already a number of communications towers on Upper Sugarloaf close to US1. We do not need more towers on our island, especially within a deeply residential area, despite the suburban commercial zoning of 830 Crane Blvd.

We are also a documented flyway for migrating raptors, songbirds, wading birds and endangered birds. There are lots adjacent to this property and within the neighborhood which have documented evidence of endangered marsh rabbits, Cuban tree snails, silver rice rats and perhaps others of which we are unaware. Although we have not done so recently, Midge Jolly's credentials have included being on the list of those approved to offer biological surveys in Monroe County.

We ask that you DENY this request for another communications tower on Upper Key and refer you to the 2012 CommuniKeys statement below:

### **Lower Keys (MM 14.2 - 29.0) Livable CommuniKeys Plan, 2012**

Prepared by the Citizens and Residents of the Lower Keys and the Monroe County Growth Management Division:

***"The Lower Keys will remain a low-density, primarily residential community, with a strong social fabric. We protect, preserve, and enjoy our natural environment, low density, wildlife and open space, and unique recreational opportunities. Our community cherishes conservation and recreation lands and the strict growth management regulations. We seek to renew our commercial areas and provide affordable housing in our community. Our infrastructure and services fully meet the community's needs. Ultimately, we manage and control growth and preserve the environment and our quality of life."*** These statements were developed as the result of numerous community meetings and various public forums. Many of the residents of Upper Sugarloaf were present at these meetings. The residents and business owners of this community have already spoken. For more detailed information regarding the voice of residents within this region please visit <http://www.monroecounty-fl.gov/DocumentCenter/Home/View/173>.

As a point of reference, such a meeting to review this application might better be held on our island rather than miles away in the middle of the day when few of our residents might be able to attend. In addition the meeting is some 90 miles+/- round trip from Upper Sugarloaf Key. In future we would request that any further meetings that might be convened relative to this application would take place on Upper Sugarloaf Key. Sugarloaf School is a common venue for public meetings and is in keeping with Livable CommuniKeys goals.

Thanking you in advance for your closest scrutiny to this application for a MAJOR conditional use. We trust that upon careful review you will decide that declining this major conditional use application is appropriate to retain the established environment of our island and maintain our quality of life.

Thank You again,  
Midge Jolly  
Tom Weyant

Earth & Sea Farm  
**home of**  
Florida Keys Sea Salt  
Florida Keys Moringa  
Key West Natural Sponge  
Mariposa Retreat B&B



farm kitchen phone 305.745.4098  
**mailing address:** 18933 Mad Bob Road  
Summerland Key, FL 33042  
**shipping address:** 18930 Rosalind Road  
Summerland Key, FL 33042

[www.earthandseafarm.com](http://www.earthandseafarm.com)  
[www.floridakeysseasalt.com](http://www.floridakeysseasalt.com)  
[www.keywestnaturalsponge.com](http://www.keywestnaturalsponge.com)

## Creech-Gail

---

**From:** Lucy Paige <lucypaige@mindspring.com>  
**Sent:** Monday, July 20, 2015 5:04 PM  
**To:** Santamaria-Mayte; Creech-Gail; Coyle-Matt  
**Subject:** Upper Sugarloaf Communications Tower-830 Crane Blvd, Sugarloaf Key (Major Conditional Use Application File #2015-085)  
**Attachments:** Cell Tower letter July2015.pdf  
  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged



July 18, 2015

Ref: Florida Keys Media LLC Application #2015-085

Major Condition Use Permit-Cell Tower Construction at 830 Crane Blvd. on Upper Sugarloaf Key

To whom it may concern,

I am writing to the officials of Monroe County in regard to the proposal by the property owner at 830 Crane Blvd, a Mr. Robert Holladay, to build a 199 foot monopole radio/cell tower on his premises. It is my understanding that he has purchased the property within the past year with the intention to incorporate eight local radio stations in one location and would hope to transmit from this proposed tower. This property and adjacent property appear to be the only parcels within upper Sugarloaf Key to be zoned SC-Suburban Commercial. The adjacent property has been used as boat and RV storage for several years. The Holladay property was developed and used by SeaTech Company with previous use for offices and rental space to massage/spa professionals. SeaTech was able to obtain a minor condition use in order to build the larger than allowable structure than was acceptable to code at that time through mitigation with Monroe County in developing the current affordable housing units located on the adjacent lot. It is because of this conveniently larger and well-built structure that offered an unintentional prime location for Florida Keys Media; only now they seek an additional Major Condition Use permit to build a 199 foot tower. What additional request for Condition Use might come next?

Two one acre parcels on Crane Blvd have SC-Suburban Commercial zoning and are the only two properties in all of upper Sugarloaf with this designated zoning. If the radio station is allowed to build a 199 sf monopole tower and granted this Major Conditional Use in the SC-zoning; the visual, aesthetic and psychological effect on all the surrounding previously existing properties having lower impact use, IS-Improved Residential and NA- Native Area would have a greatly disproportionate impact on the people and properties of the area.

This quote taken from the Lower Keys (MM14.2-29.0) Livable Communikeys Plan, 2012 as the stated intention of this plan for a livable lower keys:

*“The Lower Keys will remain a low-density, primarily residential community, with a strong social fabric. We protect, preserve, and enjoy our natural environment, low density, wildlife and open space, and unique recreational opportunities. Our community cherishes conservation and recreation lands and the strict growth management regulations. We seek to renew our commercial areas and provide affordable housing in our community. Our infrastructure and services fully meet the community’s needs. Ultimately, we manage and control growth and preserve the environment and our quality of life.”*

My family moved to upper Sugarloaf in 2003 from a home in Key West after 15 years because we wanted to live in a quieter rural environment. We wanted a part of the Keys where we could enjoy biking or walking down to the boat ramp, to friend’s homes or the nature trails of the nearby preserve. We wanted to take in the night sky without interference from light pollution. The area still feels like what the Keys are supposed to feel like. It is one of the few holdouts of an already overly developed Florida Keys. A nature preserve is not only a sanctuary for native bugs, birds and animals but for people as well seeking a place for personal sanctuary and restoration. Here we have native hardwood hammocks; wetlands where wading birds flock morning and evening; where frogs congregate when rain is near. Upper Sugarloaf is part of the Great White Heron National Refuge; there is a small herd of Key Deer in the refuge and most of the surrounding area is environmentally protected wetlands. There are said to be native American Calusa relics and middens in the area; Indian Mounds. It is a special place.

We planned to stay here on upper Sugarloaf, one place in the Keys where one can still find a little bit of the Old Keys ambience. We are not the only residents who feels this way or who enjoy the area as it is; witnessed every morning and evening as others-singles and families; walk, run or bike the neighborhood. Our neighborhood will be forever changed aesthetically and physically if a 199 sf monopole cell tower is allowed to intrude into its sky. Once built, I believe it would be difficult to ever bring down. Once, built, would there be others; where would it stop?

My self and many others are concerned about the effect of the radio waves on our or our children’s health. Any health issue concern; even if it is imagined or psychological; is still just as valid as a proven one.



One of our biggest life time investments is a house; our home. A cell tower would affect again over 250 plus homes in the area and would influence property values for years to come. Although there do not appear to be any recent scenarios of how cell towers affect the marketability and property values of any neighborhood in the Keys, there are many documented studies of other communities in the country. The percentage certainly varies and depends on the proximity of a property to the tower itself; the range goes from 5% to as much as 20% of property value. If this holds true, then a typical \$400,000 house would lose \$20,000 to \$80,000 in value; multiply this by 250 homes is potentially a \$20,000,000 plus in a community. That would affect the property owner as well as the county tax base. It would not affect Mr. Holladay. I requested a copy of the appraisal that was presented at the initial meeting at the radio station in the Fall of 2014. Mr. Holladay's associates said that the appraisal studied several Keys communities that were in sight of a cell tower and that there was no proven data that there was an effect on marketability and property value. The cell towers in question were all located along U.S. #1 Highway in the midst of heavy commercial uses and similar type non-residential properties; areas that had long been zoned and designated for commercial. These residential areas in Big Coppitt and Key Largo were always near commercial uses; the towers alone were not notably intrusive due to previously existing structures. These areas are not at all similar to the residential and native area uses of Upper Sugarloaf key.

There are at least three existing towers on Upper Sugarloaf; and another granted for the fire station on nearby Lower Sugarloaf. Construction of more and more towers is an intrusion on our natural landscape and a visual blight up and down U.S. #1 throughout the Florida Keys.

Real people and families live in this part of Sugarloaf Key; some for over 30 years, some who have just purchased a home within the year. Most are people who work hard and contribute to their communities. They are teachers, nurses, law enforcement, dentists, cab drivers, artists, military personnel, small business owners, contractors, county employees, students, professionals; you name it. This is the place they call home and they work hard to not only find the way to either rent or purchase their home; but to pay the county property taxes, the ever rising wind and flood insurance, the utility costs and all the other expenses necessary to maintain their homes. They try to keep up their homes not only for improving their property value but because of pride of ownership and respect for their neighbors.

Building a cell tower in their midst is not only an insult to residents but a bit of a crime, like graffiti or vandalism. It would be a visual blight. No tower existed before we purchased our homes.

Most of us have lived here through the perils of Hurricane Wilma and dealt with the resulting damage and the endless clean-up; putting our properties back together again. We prepared and storm proofed our homes year after year with threat of storms. We knowingly accept this stressful factor of the Keys lifestyle as we cannot control the weather or the climate changes. We did not agree to live here with the affront and threat of the possibility of a cell tower in our domain. Hopefully this is something we are able to control with civic input.



Mr. Holladay, the owner of the property and applicant for proposed cell tower is a newcomer to the area with his commercial purchase of 830 Crane Blvd. He does not live in our neighborhood. He does not live in the Florida Keys. He does not live in Florida. He appears to be a wealthy person who was able to buy up eight radio stations in the Keys which in itself is a scary thought; that one person could control the radio waves in Monroe County. He bought the property with the assumption that he would build his tower and I do not believe he or his associates were concerned, intentionally or unintentionally, with the possibility that this would not be a positive fit for the neighborhood.

Only a few adjacent property owners (those in a 300 ft radius) were made aware of this proposal, those who received letters from Florida Keys Media, LLC. Most of the year round residents would have never known of this potential intrusion in the neighborhood. Thankfully, several of the notified property owners did take the time and made the effort to inform other residents. They knew we deserved to be informed as we would also be affected by a nearby cell tower. Many other property owners still know nothing about this proposed construction and are not able to voice an opinion on its effect for them personally. This notice and meeting come in the summer months when most residents are away on vacation or at their second homes. Only a small portion of the residents are aware of the proposed cell tower. Monroe County would undoubtedly receive a greater response from the tax paying citizens of this community concerning this issue during the winter months of the year.

This tower would substantially impact the people and the properties of those few who live within 300 foot radius of the tower, the rest of us not nearly as much. However, as a close knit community on Upper Sugarloaf, what affects just one of us, affects us all. Please consider the 250 plus homes within a half mile radius of the proposed cell tower. The 1,000 or more residents who do not want to see this tower constructed and whose lifestyle and property values will be forever affected if allowed to be built.

I understand that building a cell tower is a “**major conditional use**” and not readily acceptable to Monroe County under the current SC-Suburban Commercial guidelines.

The applicant must prove Item 7 #14- **Adverse effects on adjacent properties and compatibility with community character**. There is a visual impact that will rise 199 feet in the sky and the tower would probably eventually include several added satellite dishes and other add-ons as the owner sells tower space to other entities. The visual impact would affect all who live and visit Upper Sugarloaf.

**The applicant must demonstrate that alternative locations, configurations and facility types have been examined and address the feasibility of any alternatives that may have fewer adverse effects on adjacent properties or more compatible with the character of the community that the facility and location has proposed.**

There are already three existing towers on Upper Sugarloaf and a proposal for another tower by the Fire House on Lower Sugarloaf. The radio station chain already has existing facilities throughout the Keys that obviously now accommodate the needs of the owner; however, it is understandable that it would be convenient and most lucrative for all to be situated in one central location. This arrangement would be most profitable to the owner who would not only not have to pay rent to another tower but stands to collect substantial rent income from others needing tower space. He should not profit on what would be an overall loss to the neighborhood. The owner/applicant for this Major Conditional Use should not have been assumed at the date of the purchase of the property that construction of the proposed tower would be allowable; and that the neighborhood would not be concerned or effected. See next page quote from the guidelines.

I respectfully request that the powers that be take the residents of Upper Sugarloaf Key into consideration when determining the application for allowing this 199 foot cell tower.

Lucy Paige

1007 Loggerhead Lane  
Sugarloaf Key, FL 33042

## Creech-Gail

---

**From:** Santamaria-Mayte  
**Sent:** Monday, July 20, 2015 5:24 PM  
**To:** Creech-Gail; Coyle-Matt; Williams-Steve  
**Subject:** FW: Upper Sugarloaf Communications Tower - 830 Crane Blvd, Sugarloaf Key

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

---

**From:** Victoria Barber [<mailto:drzendn@gmail.com>]  
**Sent:** Monday, July 20, 2015 5:21 PM  
**To:** Santamaria-Mayte  
**Subject:** Upper Sugarloaf Communications Tower - 830 Crane Blvd, Sugarloaf Key

Attention:  
Planning Director, Mayte Santamaria: [Santamaria-Mayte@MonroeCounty-FL.Gov](mailto:Santamaria-Mayte@MonroeCounty-FL.Gov)

**Regarding the Upper Sugarloaf Communications Tower - 830 Crane Blvd, Sugarloaf Key (Major Conditional Use Application File #2015-085)**

I am a concerned resident of Upper Sugarloaf and along with many of my friends and neighbors have objections to the construction of a 199 foot communications tower in our beautiful neighborhood and piece of paradise we call home. Having this monstrosity and eyesore in our neighborhood does nothing to improve or benefit our quality of life or preserve our unique landscape. In fact, it may effect several homeowners property values.

*"We wish to remain a low-density, primarily residential community, with a strong social fabric. We protect, preserve, and enjoy our natural environment, low density, wildlife and open space, and unique recreational opportunities. Our community cherishes conservation and recreation lands and the strict growth management regulations. We seek to renew our commercial areas and provide affordable housing in our community. Our infrastructure and services fully meet the community's needs. Ultimately, we manage and control growth and preserve the environment and our quality of life."*

PLEASE TO NOT APPROVE THE CONSTRUCTION OF THIS COMMUNICATION TOWER.

Sincerely and with great concerns,

Jane Lachner&Victoria Barber  
19569 Tequesta St  
Sugarloaf, 33042  
[Drzendn@gmail.com](mailto:Drzendn@gmail.com)

Sent from my iPhone



## **Creech-Gail**

---

**From:** lissa sclichter <lissaterese13@msn.com>  
**Sent:** Tuesday, July 21, 2015 11:19 AM  
**To:** Santamaria-Mayte; Creech-Gail  
**Cc:** Vera Vasek; Madmira12@bellsouth.net  
**Subject:** communications tower at 830 Crane Boulevard, Upper Sugarloaf Key. File #2015-085

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Dear Ms Creech and Santamaria,**

**Please do not approve the Proposed Communications Tower on Crane Blvd.**

The Tower will adversely encroach on known endangered species resources: Key Deer, birds, rabbits. The extra vehicular traffic will kill the endangered wildlife that regularly cross on Crane Blvd.

The proposed Tower use will have an adverse effect on the value of surrounding properties - We would NOT have bought our nearby Hawksbill home last year if this Tower had been in place. They look industrial and incongruous to our loved bayfront area.

The Tower is inconsistent with the community character of the immediate vicinity of the parcel proposed for development. It belongs on the Highway! Not insulting our scenic drive to and from our homes around it.

The design of the proposed development Industrial size would have adverse effects, including visual impacts, of locals and tourists which use Crane Blvd for public access to public Key Deer Refuge, Heron Bay and other waterfront areas which are preserved.

Thank you for the consideration,  
Chris and Lissa Sclichter  
1107 Hawksbill Lane  
Upper Sugarloaf Key, FL 33042  
305 731 4094

## Creech-Gail

---

**From:** Leyla Nedin <leylanedin@gmail.com>  
**Sent:** Tuesday, July 28, 2015 11:12 AM  
**To:** Santamaria-Mayte; Creech-Gail; Coyle-Matt  
**Subject:** Fwd: Proposed Tower Upper Sugarloaf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I am not speaking on behalf of the MCSD. I am speaking on behalf of myself a parent, a certified teacher in the State of Florida, researcher of developmentally appropriate practice and behavior in children and youths, parent of an autistic child, a homeowner and neighbor. I have not discussed this with my employer. Have you?

However, these concerns are real. Many children walk home from Sugarloaf school, and it is a fact that bus service is not provided from Sugarloaf School to the neighborhoods surrounding the proposed tower. These children must walk to and from school in this area. I know this since I have three children that attended Sugarloaf and because I teach there. I live here and see all of the children roaming the neighborhood. My word as an educator and a person who spent my career working toward the best interest of children and families is credible.

However the Key West High School bus does drop off students less than a few hundred feet from the proposed tower. I would hate to see those students exploring around the towers. It is common place for 14-17 years olds to partake in adventurous daredevil activities such as climbing, when not supervised. Something that is hidden away at the base, like this tower and not out in plain sight at the base, like the other towers near US-1 is more enticing! I mean, it is planned behind a building! Not safe.

This is why these types of structures are better in predominately commercial neighborhoods without children, thick neighborhoods, bus stops, wild life preserves etc..

Again, the proposed tower is not in an open field where it can be viewed and supervised, like those near US-1. These are so many negatives and they outweigh the positive in this particular case.

Leyla Nedin

On Tue, Jul 28, 2015 at 10:15 AM, Williams-Steve <[Williams-Steve@monroecounty-fl.gov](mailto:Williams-Steve@monroecounty-fl.gov)> wrote:

Is this the official position of Monroe County Schools?

Steve

Steven T. Williams  
Assistant County Attorney  
Monroe County

1111 12<sup>th</sup> Street, Ste. 408

Key West, FL 33040

Key West (305) 292-3470/Marathon (305) 289-2500

**From:** Leyla Nedin [<mailto:leylanedin@gmail.com>]  
**Sent:** Tuesday, July 28, 2015 10:14 AM  
**To:** Santamaria-Mayte; Creech-Gail; Williams-Steve; Coyle-Matt  
**Subject:** Proposed Tower Upper Sugarloaf

Please see attached letter in regards to the tower.

Leyla H. Nedin  
K-8 Reading Coach  
Gradebook Manager  
Sugarloaf School  
Monroe County Schools

--  
Leyla H. Nedin



## Creech-Gail

---

**From:** Leyla Nedin <leylanedin@gmail.com>  
**Sent:** Tuesday, July 28, 2015 10:14 AM  
**To:** Santamaria-Mayte; Creech-Gail; Williams-Steve; Coyle-Matt  
**Subject:** Proposed Tower Upper Sugarloaf  
**Attachments:** The tower is not compatable with the surrounding neighborhood.docx

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Please see attached letter in regards to the tower.

Leyla H. Nedin  
K-8 Reading Coach  
Gradebook Manager  
Sugarloaf School  
Monroe County Schools

May 28, 2015

To Who it May Concern,

As a homeowner on Loggerhead Lane I am extremely disappointed by possibility of the proposed radio tower being built in a residential neighborhood. The tower is not compatible with the surrounding neighborhoods aesthetics, provides a safety concern for local children, does not bring take in to consideration the changing times of internet and social media communication, lowers property values and interferes with our historic neighborhood.

The neighborhood of Upper Sugarloaf consists of a school, three quiet non-assuming commercial buildings and hundreds of homes, many on the water. As you can imagine, the neighborhood is residential with a wealth of children roaming the neighborhood, skateboarding, playing in the mangroves building forts, walking home from school and riding bicycles to the neighboring wildlife refuge. Not only do we, the neighbors, consider it a residential neighborhood, the local school district does not provide bus service to the students in this neighborhood because it is a distinct quiet residential neighborhood, not an industrial neighborhood. As a certified elementary teacher K-8, special education teacher K-12, and English as a second language teacher K-12, I can tell you that the danger of placing such a structure in the neighborhood, among homes is tremendous, especially among the autistic children in the neighborhood. These children use the mangroves as forts, play in the salt marshes, fly remote control airplanes, fly drones, and run around around the neighborhood. Please understand, this proposed tower is not up by US 1, or in an open field where it can be seen from the street, it is deep within the community and a tremendous danger would come from children possibly trying to climb the tower, gain access to the tower or play around the tower. This as children would be walking within a few hundred feet away from it alone each day. Children will try to gain access to it, and adults will not be able to see them from the street since it is behind the building and in a wooded area.

Also this tower greatly exceeds the height of all residential buildings and accessory structures in the area and will create an adverse visual impact on the neighborhood. We the homeowners purchased our homes because we are within walking distance to a peaceful preserve area. So by placing this tower so close to Crane Blvd almost a mile in from US1, the only access road the preserve, would burden visitors and neighbors by the eye sore. Furthermore the benefit and purpose of living by the preserve, and almost a mile away from US1, is to see flora and fauna, not a tremendous structure of metal. In fact tourists visit Upper Sugarloaf for our population of key deer, moreover a new key deer sign has been placed on Crane Blvd. alerting visitors to slow down as they drive to the quite and peaceful preserve area, a home to deer, not metal towers. This tower only harms the area and the allure of our preserve.

Also, many of the houses in the neighborhood, that would share a view of the tower, are historic. See document below that documents specific historic homes in Indian Mounds, on Date Palm and on Canal.

[http://www.historicfloridakeys.org/historicfloridakeys/Resources\\_for\\_Preservation\\_files/Sugarloaf%20Key's%20Historic%20Resources.pdf](http://www.historicfloridakeys.org/historicfloridakeys/Resources_for_Preservation_files/Sugarloaf%20Key's%20Historic%20Resources.pdf)

Placing such a structure in a historic neighborhood is a disgrace. It was my understanding that the goal is to preserve and protect our land of the Florida Keys, not make it a concrete and metal jungle.

Also, after consulting several real estate agents, I have been informed that this tower WILL affect the value of my home. As a homeowner that lives on the water I am heartbroken and distressed that in an area of only a few unassuming commercial properties that one would be allowed to destroy the neighborhood. The current towers on Upper Sugarloaf are up within a few hundred feet of US1, however this proposed tower is deep within the heart of canal front homes, historic homes, rural properties and neighborhood filled with children.

Moreover, we must face the facts that radio has become somewhat outdated, with our changing times, as a source of information and critical news. Radios are seldom sold in stores and most news is from television broadcasts and internet sources. School districts, large companies and government have billion dollar technology plans that do not include radio broadcasting, moving into the future. In fact, the Keys community has moved from the radio to the internet as a significant source of communication. The Monroe County Sherriff, Keys Energy and even the National Weather Service uses social media, including Facebook, Twitter and Tumbler to alert homeowners of traffic, road closures, power outtages, weather, and emergency situations. By the time the news is reported by radio personalities, the news is old news. So are we really making good choices by allowing this tower? Are we thinking about the future of the Keys? I don't think so.

Finally, It is my understanding that the current radio tower that is being used is functioning just fine, and impacting an entire residential neighborhood for the sole purpose of financial gain is disgraceful. Furthermore the influence and vetting of local radio personalities and local celebrities who are employed by the radio station to promote the demise of a neighborhood is even more disturbing. I find it interesting that no information about the initial meeting (in regards to the tower and the dozens of angry citizens expressing their concern) has yet to be mentioned on Mr. Becker's news show. This type of "hiding the news" and picking and choosing what gets aired, to keep the tower project out of the news, just demonstrated the evil politics behind it. Therefore, impacting a local neighborhood for the financial gain of one company, and local celebrities careers at the expense of a community is outrageous and inappropriate.

Signed,

Loyla H. Nedin  
940 Loggerhead Lane  
Sugarloaf Key FL 33042  
305-393-7170



## Creech-Gail

---

**From:** Santamaria-Mayte  
**Sent:** Tuesday, July 28, 2015 11:28 AM  
**To:** 'Edelmira Negron'; Creech-Gail  
**Subject:** RE: Planning board DRC meeting, July 28, 2015 letter

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Thank you

---

**From:** Edelmira Negron [mailto:[madmira12@bellsouth.net](mailto:madmira12@bellsouth.net)]  
**Sent:** Tuesday, July 28, 2015 11:21 AM  
**To:** Santamaria-Mayte; Creech-Gail  
**Subject:** Fw: Planning board DRC meeting, July 28, 2015 letter

I am forwarding to you a copy of what I wish to say today at the DRC meeting. Thankyou so much for allowing me to speak.

On Tuesday, July 28, 2015 1:44 AM, Edelmira Negron <[madmira12@bellsouth.net](mailto:madmira12@bellsouth.net)> wrote:

Monroe County Planning Board  
DRC Meeting, July 28, 2015

Good afternoon. My name is Mira Negron. I am here today because I am the resident at 19346 Mad Bob Rd. One of the closest residence of the proposed tower and to FI Keys Media, at 830 Crane Blvd.

In early Oct. 2014 I was notified by mail that FI Keys Media wanted to have a meeting on Oct. 28<sup>th</sup>, at their offices at 830 Crane Blvd. With the neighbors of 300' proximity, and with the Planning and Zoning board, to state what they were proposing, ( a 199' monopole) and to get the input of their neighbors.

Upon receiving this notification, I then made many copies and hand delivered myself to all those residences that otherwise would not have been notified.

There was a significant outcry at this meeting, held on Oct 28, 2014, strongly opposing their proposal. There were 3 planners present, only 1 of those planners is currently employed that attended this meeting. I asked several times at this meeting, If "the feelings of the neighboring residence would make a difference to their decision making of this proposal"...We were told definitely "yes", that it would.

Ive been in touch with Matt Coyle almost monthly asking for any update and information of FL Keys future plan, if any, pertaining to their proposal. Frankly, I was



quite surprised that 8 months later, FL Keys Media would go forward with their application.

My properties line is less than 100ft away from the proposed location of the 199" monopole and its building that is housing the generator.

My concerns are not just for being in such close proximity, but for the impact to the neighborhood of this residential community. A tower in this location does not blend in with any such architecture and should not be approved.

No matter how FI Keys Media will try to convince you that a 199" grey pole with all sorts of attachments will be masked in the skyline because of its color and surrounding trees, It will make a significant difference in my sky line and view of the open sky.

There is only one other suburban/commercial building, (Beneway Construction), that borders to 830 Crane Blvd. Then a 6 unit affordable apt building bordering to another side, and another residential building to the very corner on the other...my property borders on Mad Bob Rd.

There is strictly residential housing all along Crane Blvd. from US1 up and around the corner of Crane and to the end of Crane, (where the wildlife preserve is), With Hawksbill, Loggerhead, and of course all of the Indian Mounds neighborhood.

The part of Crane Blvd. that they are proposing to place this tower is in direct location of many peoples view to and from their homes from work, or when they are walking or biking to and from the Florida Wildlife preserve, where many people visit daily.

The proposed tower is directly behind the building that FI Keys Media purchased with the intent and certainty of having this tower approved and erected. Without any concern for the very close proximity of this mostly residential community.

It is not at the end of a road, or within an already populated commercial business,...It will be right in my face, and make a huge impact in the aesthetics of this neighborhood.

The building that will be housing the generator is of big concern, as it will be a noise issue and also a huge concern for it will be an environmental hazard and a potential fire hazard. My property is less than 100'ft away.

FI Keys Media will have you believe that they searched high and low for a more suitable location, yet they have not shown proof. Why, because they already have radio service. Radio service already exist, and has for many years. But they will try to convince you that this tower is of urgency to their operations. That, is merely marketing speaking, as they are proposing to have a tower in this location solely for personal financial profits and that is not the responsibility of these neighbors.



Mr. Bob Hollady, who doesn't reside in this neighborhood or in Monroe County will make a great profit from his investment. While the very close neighbors bordering this tower will see substantial decline in their property value, and diminish their quality of life and psychological piece of mind.

Now, the Telecommunications act does prohibit planning dept. from denying applications based on health risks. But the adverse psychological, real or not, will effect potential buyers that otherwise would be interested in purchasing my property or those other properties in and around its close proximity.

I am not opposing a radio station from housing its offices in this location, as I didn't oppose Seatech or the acupuncture/massage therapist offices before them. But I do oppose the location of this very industrial 199' monstrosity that is sorely out of place, with its generator, as are the majority of this mostly residential community.

I ask that any future meeting pertaining to the issue of this tower be located at the Sugarloaf School , and in a time of day for those that want their voices heard are able to attend, and when they are not at work.

FI Keys Media has said that they are unable to consider other locations and other sites. What is not ideal? Ideal economically or technically?

Attending these meeting and fighting someone like FL Keys Media and Mr. Bill Becker, ( who btw is a radio personality that is employed with FI Keys Media), seems like a futile fight. Not because of peoples approval of such a proposal, but, because many think that big money and certain persons influence within this county, will be highly taken to heart, and will be passed with flying colors.

Yes, I do believe that Mr. Becker has done a fine job in the past with hurricane information, and has interviewed many notable government officials throughout the years...but, and the biggest but of all is that other locations were not considered over the impact to this very residential community. We strongly object to its current location. They have not proven to look elsewhere if they absolutely needed yet another tower. Three towers are already within a mile away.

We are dealing with the issue of pure greed on the part of FI Keys Media. They care nothing of the impact to its nearby residential community or its bordering neighbors, and the effect it will have to their lives.

I ask the board to be true to your people and take into consideration the substantial adverse effects to their lives when deciding on this tower... Its their land, its many peoples lives you must protect.



Thank you so much,

Mira Negrón  
19346 Mad Bob Rd.  
Sugarloaf Key , FL 33042  
305-393-1954